

Lynn Realty Building # 8  
274 Broad Street  
Lynn  
Essex County  
Massachusetts

HABS No. MA-1002

HABS,  
MASS,  
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Architectural and Engineering Record  
National Park Service  
Department of the Interior  
Washington, D.C. 20243

## Historic American Buildings Survey

Lynn Realty Building #8 (274 Broad Street)

HABS No. MA-1002

Location: 274 Broad Street, Lynn, Essex County, Massachusetts

Present Owner: City of Lynn.

Present Occupant: Eastern Cut Sole Corporation.

Present Use: Vacant. Demolition of the building is intended as part of the site development plans for the rehabilitation of adjacent Building #7 (278 Broad Street - Marshall's Wharf).

Significance: The Lynn Realty Building #8 (274 Broad Street) was built at about the same time as adjacent Buildings #6 and #7 (278-82 and 266 Broad Street), all of which represent the last major wave of factory building in Lynn's Central Business District. Typical of factory construction in Lynn between 1900 and 1915 (when reinforced concrete became more popular locally), the yellow brick of Building #8's Broad Street facade is its only decorative feature, the rest of the building conforms to the standard red brick factory construction typical of that era.

From its completion, Building #8 was occupied mostly by shoe manufacturers including A. Fisher & Son, T.J. Kiely & Company, and more recently, Eastern Cut Sole Corporation. Other manufacturers, including the Krippendorf Calculator Company (in 1916) have also used the space.

PART 1. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: Circa 1907 (source: Massachusetts Historical Commission Form No. 437).
2. Architect: Henry W. Rogers (probable).
3. Original and subsequent owners: References to the chain of title to the land (referred to as Parcel #3) upon which the structure stands are in the Office of the Registry of Deeds, Salem, Massachusetts.

1894 John D. Denis, Owner  
 1910 21 April 1910, Parcel #3 sold at public auction  
       to E.F. Buffington  
 1910 3 October 1910, purchased by Fred E. Baker, Lynn  
       Realty Trust  
 1979 26 December 1979, bought by ED1C

B. Historical Context:

On November 26, 1889, a seven hour fire demolished most of Lynn's manufacturing district. Although sections of a few brick walls remained standing, every building within the area had been destroyed. Coming at a time of growth in the local shoe industry, the fire provided an opportunity for modernization and consolidation in the Central Business District, which helped spurn a period of rapid industrial growth in Lynn between 1890 and 1910.

New industrial construction after the fire concentrated along Washington Street, on Union Street between Cental and Liberty Squares and on Broad Street south of its junction with Exchange Street. By filling the old waterfront east of Broad Street below Washington Street, additional land was created where the Lynn Realty Company Buildings #6, 7 and 8 were built.

After the greatest burst of post-fire building between 1890 and 1893, construction in the area slowed until the boom years 1901-1907, during which the Lynn Realty Company constructed a number of buildings, including #6, 7 and 8.

PART II. ARCHITECTURAL INFORMATION

A. General Statement: Building No. 8 (274 Broad Street) is a two-story building with exterior load-bearing brick walls and heavy timber mill framing typical of New England factories of the era. Intentionally a utilitarian industrial structure, the only concession to decoration is the yellow brick front facade which features a central arched main entrance.

B. Description of Exterior:

1. Overall dimensions: The building is two stories tall, 40 feet wide (street elevation) and 200 feet long.
2. Foundations: Load bearing brick walls and piers bearing on granite blocks.
3. Walls: The exterior walls are load-bearing brick.
4. Structural system, framing: Load-bearing brick exterior walls with internal wood columns supporting wood joists and rafters.
5. Openings:
  - a. Doorways and doors: The main entry off Broad Street is a recessed, arched entry with simple, double wood doors, located at the midpoint of the west side of the building; the shipping entry features a simple six foot wide sliding door off the loading dock.

The only other entrance is a single wood door centered in the chamfered corner wall, at the rear.

- b. Windows and shutters: Windows on the east, south and west elevations are recessed in arched openings with stone sills. Each opening has 8/8 double-hung sash windows. The windows were originally protected with iron fire shutters that hinged to the sides when not in use.

Above the main Broad Street entry doors, in the arched center opening, are two half round divided sash windows over a metal veneered wood sign panel.

6. Roof:

- a. Shape, covering: The built-up tar and felt rectangular roof is flat with a gentle slope to center roof drains.
- b. Cornice, eaves: Eaves on the east, south and west elevations are wood covered with molded metal in a cove shape supported by two corbeled courses of brick.

The front (Broad Street) elevation features a wood and sheet metal cornice that projects out from and above the brick wall forming a false front over the main entry. The cornice is a simple horizontal composition of linear moldings layered one above the other with short returns, and capped with a flat parapet wall with gently molded copings.

C. Description of Interior:

- 1. Floor plans: Both first and second floors are long open spaces. Access to second floor is by stairway on the front side of the building.
- 2. Stairway: The stairway has simple wood treads, risers, spindles and railings.
- 3. Flooring: The floors are rough wood planks with a second layer of hardwood finish flooring in the front office space.
- 4. Wall and ceiling finish: Exposed brick walls in the factory space compliment the exposed joists and planking of the ceiling. The office space has a plastered ceiling and plastered walls with matchstick wood wainscotting.
- 5. Openings: Simple wood trim frames the doors and windows in the office space and unfinished wood trims the factory doors and windows.
- 6. Mechanical Equipment:
  - a. Heating: Steam is supplied from an independent power plant and circulated to cast-iron radiators.
  - b. Lighting: Incandescent industrial fixtures.

D. Site:

General setting and orientation: Building No. 8 (274 Broad Street) is located between two larger factory buildings (designated Nos. 6 and 7). Access to the loading dock is through the 11'-0" alley on the west side of the building.

PART III. SOURCES OF INFORMATION

Massachusetts Historical Commission, Boundaries of Eligibility to National Registry, Area No. 411, Form No. B-437, Individual Survey Form.

Office of the Registry of Deeds, Salem, Massachusetts.

Prepared by:

Endevor, Inc., Architects  
Boston, Massachusetts  
1980

PART IV. PROJECT INFORMATION

The project was undertaken by Economic Development Administration in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation as a mitigative effort in development plans. John A. Burns, AIA, was the HABS project co-ordinator. The records were prepared in 1980 by Endevor, Inc. Architects in Boston, Massachusetts. Susan McCown, HABS historian in the Washington, D.C. office, edited the records for transmittal to the Library of Congress, in the fall of 1981.